

SALE ANNOUNCEMENT

**\$11,734,170 COMMERCIAL LOAN SALE
LONG BEACH, CA**

**SINGLE-TENANT GROCERY STORE
46,146 SF**

INDICATIVE BID DATE: MAY 22, 2018
BEST & FINAL BID DATE: JUNE 12, 2018



Sale:	\$11,734,170 Commercial Loan Sale
Collateral:	Single-Tenant Grocery Store
Location:	Long Beach, CA
Performance:	Performing

Overview

\$11,734,170 commercial loan sale (the “Loan Sale”) conducted by Mission Capital Advisors, LLC (“Mission Capital” or “Asset Sale Advisor”) on behalf of an unidentified seller (“Seller”). The Loan Sale offers bidders the opportunity to acquire a performing \$11,734,170 commercial loan (the “Loan”), secured by a first-lien deed of trust on a single-tenant grocery store in an infill location in Long Beach, CA (the “Property”).

Sale Structure

Mission Capital has been retained as the exclusive Asset Sale Advisor to the Seller for the sale of a performing \$11,734,170 commercial loan secured by a first lien deed of trust on a single-tenant grocery store located in Long Beach, CA. The Loan is being offered on a sealed bid basis.

On behalf of the Seller, Mission is initially soliciting indicative bids from prospective bidders (the “Prospective Bidders”) for the purchase of the Loan pursuant to the Loan Sale timeline attached below.

Mission, in conjunction with the Seller, and at the sole and absolute discretion of the Seller, will then invite multiple bidders (the “Final Bidders”) to complete due diligence and submit non-contingent final bids for the Loan.

The sale must be completed according to the timeline below; investors will be required to finalize the Loan Sale Agreement prior to the final bid date.

Loan Sale Timeline

The transaction contemplated herein has been scheduled as follows:

EVENT	Date
Sale Announcement Distributed	Wednesday, May 2, 2018
Initial Data Distribution	Wednesday, May 2, 2018
Indicative Bid Date	Tuesday, May 22, 2018
Best & Final Bid Date	Tuesday, June 12, 2018
Winning Bidder Selected	Wednesday, June 13, 2018
10% Non-Refundable Deposit Due	Thursday, June 14, 2018
Closing Date on or Before	Thursday, June 21, 2018

Sale Highlights

Investment Grade Tenant with Long-Term Occupancy

The Property is currently 100% leased to an investment grade tenant, on a 20 year, absolute triple-net lease through February 2021 and has six, five-year renewal options remaining. The tenant has been in occupancy at the subject property since 1994. The tenant has shown long term commitment to the location by transforming the Property from a multi-tenant retail center to a single-tenant grocery retail asset in 2000, at the tenant’s own expense for \$3.4MM.

Strong & Experienced Sponsors

The Loan’s sponsors have owned and operated real estate since the early 1980’s and are currently partners in a number of real estate projects including multifamily, single family residential, and commercial real estate. The sponsors own 15 commercial properties with approximately 140,000 SF of single tenant commercial and retail investments. According to personal financial statements, the sponsors have significant net worth and liquidity.

Excellent Infill Location

The Property is well located at a major intersection, with an attractive traffic count, drawing both customers and tenants. In addition, the neighborhood has no material vacant commercial land for new retail development, limiting future competition. The demographics of the immediate area surrounding the Property includes upper middle and high-income economic populations.

Population	1 Mile	3 Mile	5 Mile
2017 Total Population:	23,384	181,715	625,204
Pop Growth 2017-2022:	2.74%	2.75%	2.73%
Average Age:	41.1	39.3	38.6
2017 Total Households:	8,635	62,757	219,540
HH Growth 2017-2022:	2.64%	2.76%	2.70%
Median Household Income:	\$106,194	\$88,254	\$69,360

\$11,734,170 COMMERCIAL LOAN SALE LONG BEACH, CA



Loan Information									
Loan Purpose	Status	Original Principal Balance	Unpaid Principal Balance	As Of	Interest Rate	Rate Type	Origination Date	Maturity Date	Loan Term (Months)
Refinance	Performing	\$12,000,000	\$11,734,170	4/24/18	5.38%	Fixed	8/2/16	8/5/21	60

Collateral Information									
City, State	Collateral Type	Total Site Size (acres)	Square Feet	Number of Buildings	Year Built/Renovated	Occupancy	Occupancy Date	Base Rent/SF	Lease Type:
Long Beach, California	Single-Tenant Grocery Store	2.787	46,146	1	1968/2000	100%	4/1/18	\$27.76	NNN

Loan Sale Process

Prospective Bidders are subject to qualification by Mission and/or Seller (qualification process will be initiated by Mission as deemed necessary). Access to the Due Diligence Materials will be provided to Prospective Bidders solely at the discretion of Mission and/or the Seller and may be withheld for any reason.

The Seller, in conjunction with Mission, have prepared a comprehensive array of due diligence data (the "Due Diligence Materials"), which will be made available to Prospective Bidders that have executed, and are subject to the terms of, the Confidentiality Agreement (the "Confidentiality Agreement"), which can be accessed on the transaction offering email or by visiting market.missioncap.com. Included in the Due Diligence Materials will be an Offering Memorandum for the Asset (the "Offering Memorandum") prepared by Mission, comprehensive bidding instructions, the terms of sale and the Seller's required form of Agreement for Sale and Purchase of the Loan (the "Loan Sale Agreement").

Mission is soliciting non-contingent final bids for the Loan. Prospective Bidders are encouraged to complete final due diligence before submitting **non-contingent offers on the Final Bid Date (the acceptance of which by Seller will require immediate execution of pre-negotiated Loan Sale Agreement by Prospective Bidder accompanied by a 10% non-refundable wire funds deposit).**

Additional information will be provided to Bidders via Mission's online due diligence site. Such information may include detailed loan documents, pay histories, environmental reports, litigation documents (if applicable), and financial statements, in both computer file and imaged formats.

Please e-sign or return an executed Confidentiality Agreement to nda@missioncap.com

All inquiries should be directed through Mission Capital. Neither the Seller, Borrower, Borrower affiliates or Guarantors are to be contacted. Investors are required to strictly adhere to the terms of the Confidentiality Agreement.

Loan Sale Agreement

The Seller will make its required form of Loan Sale Agreement available for review to Final Bidders. Pursuant to the Loan Sale Agreement, the Seller is selling its Loan subject only to those representations and warranties explicitly stated in the Loan Sale Agreement. No other representations or warranties, either expressed or implied, shall apply.

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Due diligence information can be found in the data room at market.missioncap.com

Disclaimer:

NO OBLIGATION TO SELL SHALL BE BINDING ON SELLER UNLESS AND UNTIL A WRITTEN CONTRACT OF SALE OR ASSET SALE AGREEMENT IS SIGNED AND DELIVERED BY SELLER. THE SELLER RESERVES THE RIGHT, AT ITS SOLE AND ABSOLUTE DISCRETION, TO WITHDRAW THE ASSET FROM THE ASSET SALE, AT ANY TIME. THIS SALE ANNOUNCEMENT HAS BEEN PREPARED TO ASSIST THE RECIPIENT IN DECIDING WHETHER TO PROCEED WITH FURTHER INVESTIGATION OF THE ASSET. WHILE THE INFORMATION INCLUDED HEREIN IS BELIEVED TO BE ACCURATE AND RELIABLE, SELLER, MISSION AND THEIR RESPECTIVE SUBSIDIARIES, AFFILIATES, AGENTS, ASSIGNEES, OFFICERS, TRUSTEES, DIRECTORS, SERVICERS AND EMPLOYEES MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION, INCLUDING BUT NOT LIMITED TO THE VALIDITY OR PRIORITY OF ANY LIENS AND THE VALUE OF ANY COLLATERAL. ONLY THOSE REPRESENTATIONS AND WARRANTIES THAT ARE MADE BY THE APPLICABLE SELLER TO A PROSPECTIVE BIDDER IN A DEFINITIVE, EXECUTED ASSET SALE AGREEMENT SHALL HAVE ANY LEGAL EFFECT.

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